

AGENDA
Wednesday, July 18, 2018
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the electronic form or filled out a card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 18-00070 **Case 119-17 7925 Owen Street**
To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
COMMISSION ACTION: Motion to approve failed, 2-5
Applicant revised request to Single Family Residential (A2.7) after the February 19 meeting
(This item was deferred from the February 21, 2018 Council Zoning Meeting)
[Application](#) [Staff Report](#)

2. 18-00596 **Case 19-18 6822 Ford Street**
 To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the west side of Mickens Road, at the southwest quadrant of the intersection of Ford Street and Mickens Road, on Lot 18-A of Zion City Subdivision. Section 40, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
This item was deferred from June 20, 2018
[Application](#) [Staff Report](#)

3. 18-00597 **Case 27-18 9323 Hyacinth Avenue**
 To rezone from Single Family Residential (A1) to Town House District (A2.5) on property located on the north side of Hyacinth Avenue, at the northeast quadrant of the intersection of Hyacinth Avenue and Emmaline Drive, on Lot B of Mayfair North Subdivision. Section 60, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to withdraw carried, 8-0
Withdrawn by the applicant on July 10, 2018
[Application](#) [Staff Report](#)

4. 18-00601 **Case 31-18 7450 Antioch Road**
 To rezone from Rural (R) to Neighborhood Commercial (NC) on property located on the west side of Antioch Road and to the south of Maison Orleans Court, on Lot 1-C-1 of Singleton Tract Property. Section 4, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve Neighborhood Office (NO) carried, 8-0
This item was deferred from June 20, 2018
[Application](#) [Staff Report](#)

5. 18-00602 **Case 33-18 8041 Owen Street**
 To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the north side of Owen Street, and to the south of Palm Park Lane, on Lot 4 of East Jefferson Place Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the criteria for a change of zoning, while it conforms to UDC requirements, it is inconsistent with the Comprehensive Plan and, being midblock, will alter the character of the neighborhood
COMMISSION ACTION: Motion to approve failed, 2-5
This item was deferred from June 20, 2018
[Application](#) [Staff Report](#)

6. 18-00714 **PA-11-18 1717 North Airway Drive**
 To amend the Comprehensive Land Use Plan from Regional Center (RC) to Employment Center (EC) on property located on the west side of North Airway Drive, on Tract 12 of Goodwood Homesites. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than performed at the creation of the plan and compatibility with adjacent land use
COMMISSION ACTION: Motion to approve carried, 6-0
Related to Case 39-18

[Application](#) [Staff Report](#)

7. 18-00715 **Case 39-18 1717 North Airway Drive**
 To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the west side of North Airway Drive on Tract 12 of Goodwood Homesites. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
Related to PA-11-18
[Application](#) [Staff Report](#)
8. 18-00716 **PA-12-18 1450 North Airway Drive**
 To amend the Comprehensive Land Use Plan from Regional Center (RC) to Employment Center (EC) on property located on the east side of North Airway Drive, on Tract SL-1 of Cortana Plantation Property. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than performed at the creation of the plan and compatibility with adjacent land use
COMMISSION ACTION: Motion to approve carried, 6-0
Related to Case 42-18
[Application](#) [Staff Report](#)
9. 18-00717 **Case 42-18 1450 North Airway Drive**
 To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the east side of North Airway Drive, on Tract SL-1 of Cortana Plantation Property. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
Related to PA-12-18
[Application](#) [Staff Report](#)
10. 18-00718 **TA-4-18 Chapter 10, Northgate**
 To repeal and replace Section 10.102e, Urban Design Overlay District Five - Northgate to reflect current development standards
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code (UDC)
COMMISSION ACTION: Motion to approve carried, 6-0
Related to Case 36-18
[Staff Report](#)
11. 18-00719 **Case 36-18 Urban Design Overlay District Five – Northgate (UDOD5)**
 To revise the Official Zoning District Map to designate the boundary for UDOD5 to include generally as the area bounded to the south and west by Louisiana State University, to the east by Corporation Canal, and to the north by Roosevelt Street (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Text Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
Related to TA-4-18
[Staff Report](#)

12. 18-00720 **Case 37-18 3869 Government Street**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of Government Street, west of East Drive, on a portion of Lot 19, Square 3 of Bernard Terrace Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
13. 18-00721 **Case 38-18 410, 430 South Stevendale Road**
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the west side of South Stevendale Road, north of Old Hammond Highway, and south of Florida Boulevard on Lot 3, and Lot Brown of the Lenox Ray Brown ½ USUF ½ Property. Section 73, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
14. 18-00722 **Case 40-18 14100-14200 UND Coursey Boulevard**
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the south side of Coursey Boulevard and west of Market Street on Lot 6-B-2-A of the F.S. Betz Property. Section 28, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
15. 18-00724 **Case 41-18 4100 North Boulevard and 4115 Hatcher Avenue**
 To rezone from Single Family Residential (A2) and Transition (B1) to General Office Low-Rise (GOL) on property located at the southeast quadrant of the intersection of North Boulevard and Edison Street, on Lots 1-A and 4-A of Bernard Terrace School Addition and Bernard Terrace Addition Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
16. 18-00725 **Case 43-18 10111 Perkins Rowe**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located east of Bluebonnet Boulevard, south of Park Rowe Avenue and west of Grand Avenue, on a portion of Block C of the Perkins Rowe Property. Section 58, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)

17.

18-00726

Case 44-18 16060 Hatteras Avenue

To rezone from Commercial Alcoholic Beverage (Restaurant) (C-AB-1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located to the south side of Interstate 12, to the west of O’Neal Lane, on a portion of Lot 3-A of J. John Kohler Property. Section 16, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of Zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

COMMISSION ACTION: Motion to approve carried, 6-0

[Application](#) [Staff Report](#)
18.

18-00727

MCUP-1-18 Five Oak Event Center (11936 Old Hammond Highway)

A proposed event center serving alcohol on property located south of Old Hammond Highway, east of South Sherwood Forest Boulevard, on Lot REM. 2 of the Burris Property. Section 75, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Major Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

COMMISSION ACTION: Motion to approve carried, 6-0

[Application](#) [Staff Report](#) [Plans](#)
19.

18-00728

SNC-2-18 Commerce Park Drive to Highland Pointe Drive

A proposed street name change for Commerce Park Drive located to the south of Highland Road and west of Charter Ridge Court (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

COMMISSION ACTION: Motion to approve carried, 6-0

[Application](#) [Staff Report](#)

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